

Owen  
Isherwood  
CHARTERED SURVEYORS

TO LET

1ST & 2ND FLOOR OFFICES  
1,583.26 Sq. ft (147.09 Sq m)

106-108 HIGH STREET, GODALMING, GU7 1DW

## LOCATION

106-108 High Street is situated in a popular location within the prime section of upper Godalming High Street. Located at the top of the High Street, the unit is positioned very well to accommodate a range of office users. Godalming's mainline train station is within 5 minutes walking distance with regular services to both London Waterloo and Portsmouth Harbour.

## DESCRIPTION

The accommodation is set over two floors accessed from an internal staircase leading to a main entrance door onto the High Street. The 1<sup>st</sup> floor is comprised of two office rooms, a small kitchen and 2x w/c's. The 2<sup>nd</sup> floor offers open plan space currently separated into a larger kitchen and board room. There is an additional staircase leading from the common parts directly to the 2<sup>nd</sup> floor.

The offices are tastefully decorated and come equipped with air-conditioning and LED spot lighting throughout.

## ACCOMMODATION

1 <sup>st</sup> Floor	745.83 sq. ft	69.29 sq m
2 <sup>nd</sup> Floor	837.43 sq. ft	77.80 sq m
<b>Total</b>	<b>1,583.26 sq. ft.</b>	<b>147.09 sq m</b>

## RENT

£38,500 per annum +VAT

## EPC

TBC

## RATES

Rateable Value: £14,375

Rates Payable (21/22): £7,173.13 per annum

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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